

Community Design

The Peters Creek North Neighborhood Plan establishes a shared vision and desired future for the neighborhood. Residents, government officials, and city staff collaborated to develop this plan as a framework for the future. Some of this plan's goals are short-term (within 5 years). Others will take longer to accomplish. Many groups and organizations, including the Miller Court Neighborhood Alliance, Northwest Crime Stoppers, Peters Creek Civic League, various departments within city government, individual residents and businesses, must work together to achieve the goals and help shape the future of the neighborhood.

Zoning and Land Use Patterns

Peters Creek North is mostly single-family residential and zoning patterns tend to reflect this land use. Most of the neighborhood is zoned RS-3, which is appropriate for the smaller lots common in the area. Garden apartment complexes are scattered throughout the neighborhood, some of which are quite large. These are generally zoned RM-2. Nonconforming residential uses do not appear to be a problem in the area.

Housing

The predominant housing style in Peters Creek North is the small suburban-style ranch home common in the 1950s and 60s. The oldest area is the Washington Heights section of the neighborhood, which has small homes that were developed in a grid pattern. The other parts of the neighborhood typically have brick ranch homes or suburban split-levels. These sections commonly have cul-de-sacs and curved streets; sidewalks and street trees are rarely found in the neighborhood. Newer developments are more in line with small lots and ranch style homes in cul-de-sacs.

The Peters Creek area has seen a noticeable increase in the number of apartment complexes and renter-occupied homes. Many of the larger rental properties are well maintained and managed, but others are showing signs of age and neglect. While there are not many large, older homes in the area that can be divided into apartments, many of the small affordable homes have switched ownership to absentee landlords. While adequate supply of affordable rental housing is needed and encouraged, home ownership should continue to be a top priority, as well as proper maintenance of residential properties.

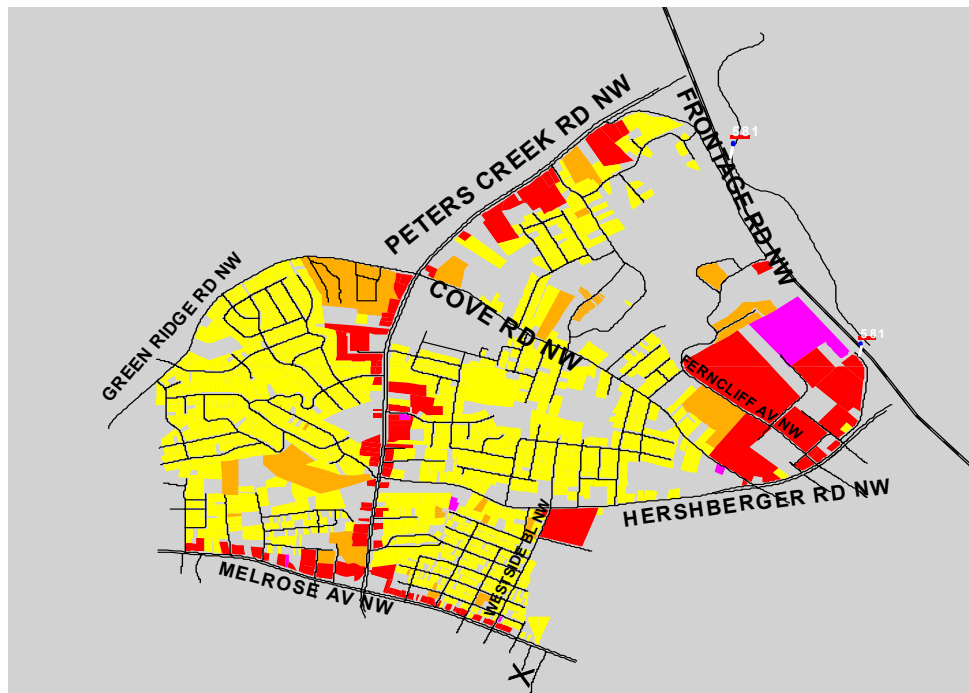
On the whole, Peters Creek North has not experienced many of the blighted conditions found in some other city neighborhoods. The Washington Heights neighborhood, with its older and denser housing stock, usually has more code and maintenance violations, such as outdoor storage, junk cars, and poor property conditions. Other parts of the area do experience some of those problems as well, and code enforcement remains a pressing issue.

Commercial and Industrial Development

The largest commercially zoned area is along Peters Creek Road; the next largest area is along Melrose Avenue. Commercial design is automobile-oriented with a variety of strip commercial, car lots and office uses. As with many strip commercial developments, the parking is located in the front, with buildings set behind parking lots.

Most, if not all, industrially zoned land is located along Frontage Road, next to Interstate 581, east of the Peters Creek North neighborhood. Presently the new Johnson and Johnson Innotech plant encompass a large portion of the industrial zoning for the neighborhood.

Peters Creek Neighborhoods Existing Land Use



Land Uses

